



ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback Summary

Week of September 15, 2024 - September 21, 2024

Single-family existing homes

- Sales of single-family homes decreased to 387 during the week of September 15, from 405 the week prior
- The median price of single family homes decreased to \$420,000 a change of -1.2%
- The number of single-family home foreclosure transactions increased to 3 from 1 the week prior
- The number of single-family short-sale transactions remains constant at 1
- Single-family inventory increased by 8, and now sits at 7,552

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 101 during the week of September 15, from 105 the week prior
- The median price of condos, townhomes, and villas increased to \$285,000 a change of 6.3%
- The number of condo, townhome, and villa foreclosure transactions remains constant at 1
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 37, and now sits at 3,763

Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
09/15/2024 - 09/21/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	387	33	32	99	83	115	25
Bank Owned	3	0	0	2	1	0	0
Short Sales	1	0	0	0	1	0	0
Other	383	33	32	97	81	115	25
Active Listings	7,552	393	403	1,562	1,537	2,850	807
Bank Owned	42	9	9	6	8	9	1
Short Sales	20	0	3	11	2	3	1
Other	7,490	384	391	1,545	1,527	2,838	805
Months of Inventory	4.50	2.75	2.91	3.64	4.27	5.72	7.45

List Price

Average Original List Price	\$585,247	\$196,118	\$290,965	\$374,616	\$459,703	\$698,475	\$2,205,640
Average Final List Price	\$566,861	\$186,582	\$282,671	\$364,415	\$448,433	\$672,022	\$2,143,720

Sale Price

Average Price	\$552,538	\$175,193	\$272,583	\$352,944	\$439,951	\$658,798	\$2,084,360
Median Price	\$420,000	\$175,000	\$274,000	\$359,900	\$435,000	\$635,000	\$1,315,000

Price Differences

Original to Final List Price	-\$18,386	-\$9,536	-\$8,294	-\$10,201	-\$11,270	-\$26,453	-\$61,920
Original List to Sale Price - \$	-\$32,709	-\$20,925	-\$18,382	-\$21,672	-\$19,752	-\$39,677	-\$121,280
Final List to Sale Price - \$	-\$14,323	-\$11,389	-\$10,088	-\$11,471	-\$8,482	-\$13,224	-\$59,360
Original List to Sale Price - %	94.41%	89.33%	93.68%	94.21%	95.70%	94.32%	94.50%
Final List to Sale Price - %	97.47%	93.90%	96.43%	96.85%	98.11%	98.03%	97.23%

Days on the Market

Avg Days Listing to Contract	53	53	46	51	54	54	60
Combined Avg Days to Contract	58	58	63	54	57	60	65
Avg Days Listing to Closing	89	85	84	85	92	89	103
Avg Days Contract to Close	35	31	37	33	37	34	42

Beds / Baths

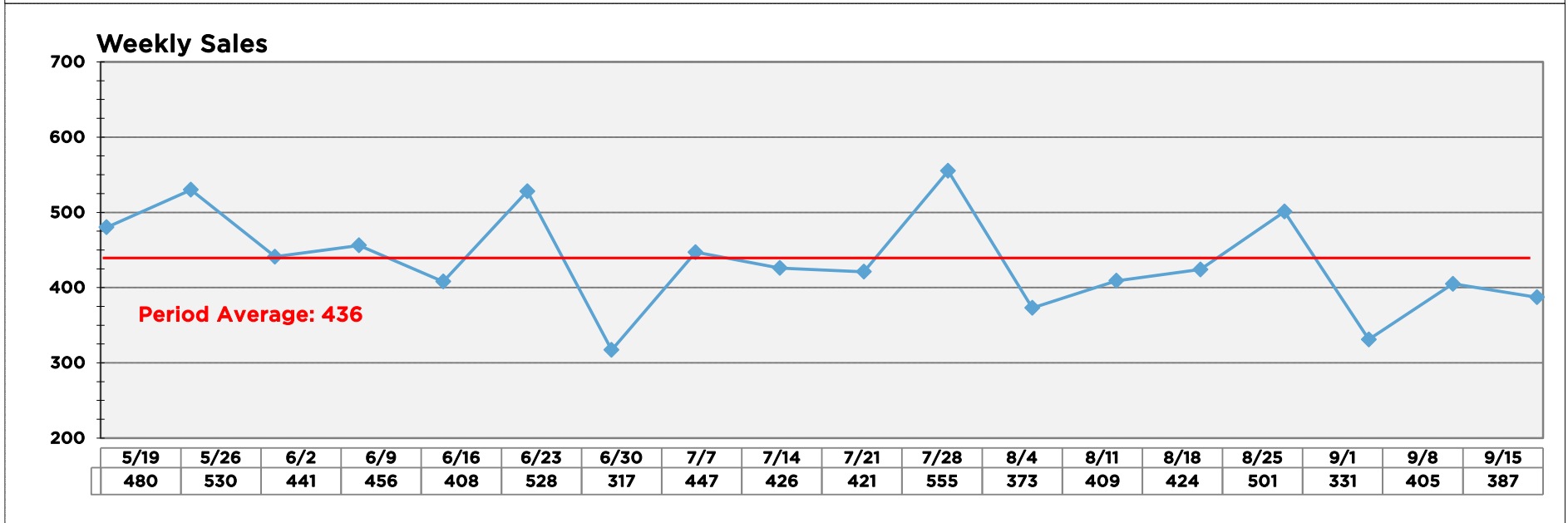
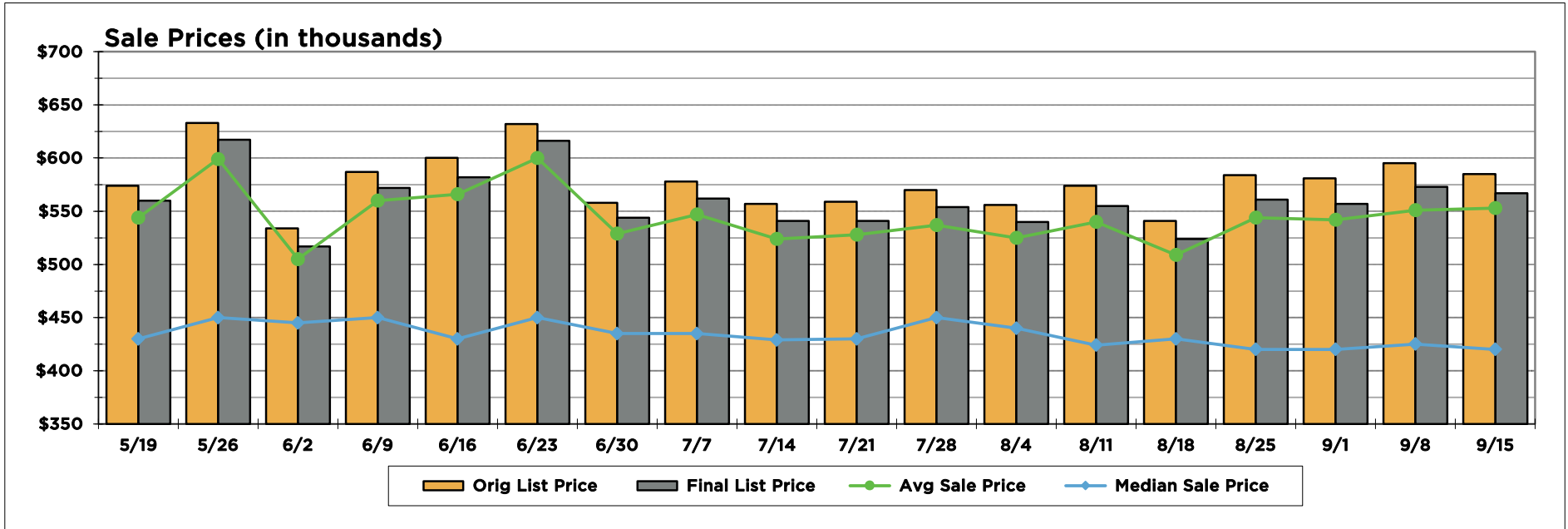
Average Bedrooms	4	2	3	3	4	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

Square Footage

Average Square Feet	2,094	1,091	1,384	1,609	1,953	2,680	4,014
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Monday Morning Quarterback
09/15/2024 - 09/21/2024
Lake, Orange, Osceola & Seminole Counties

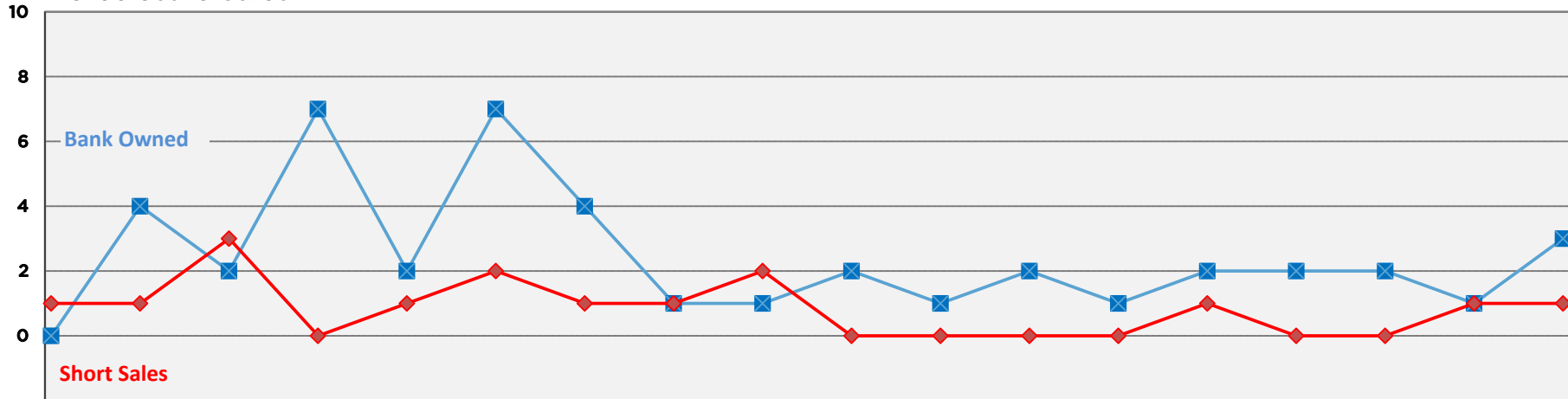
Single Family Homes



Monday Morning Quarterback
09/15/2024 - 09/21/2024
Lake, Orange, Osceola & Seminole Counties

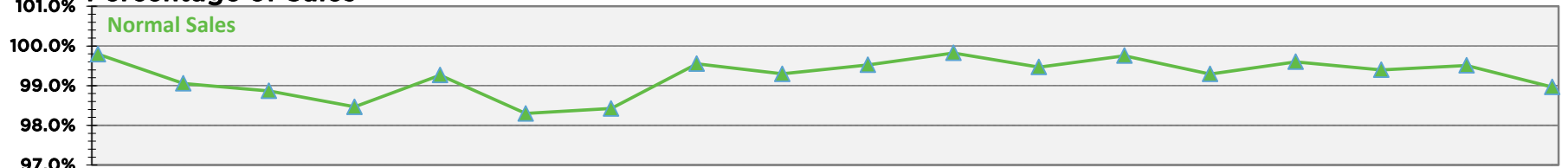
Single Family Homes

Foreclosure Sales

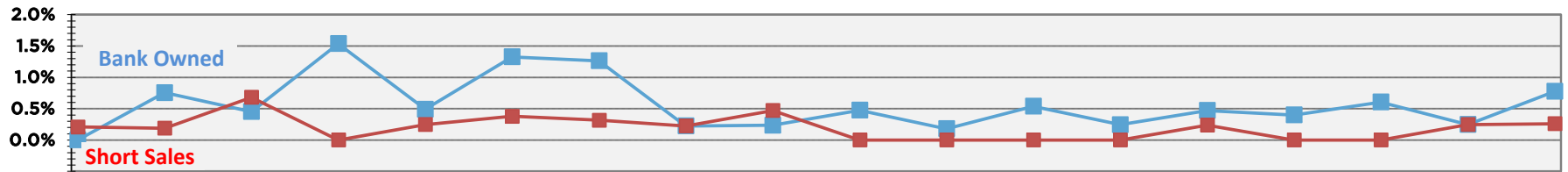


BO	0	4	2	7	2	7	4	1	1	2	1	2	1	2	2	2	1	3
SS	1	1	3	0	1	2	1	1	2	0	0	0	0	1	0	0	1	1

Percentage of Sales



Normal	99.79%	99.06%	98.87%	98.46%	99.26%	98.30%	98.42%	99.55%	99.30%	99.52%	99.82%	99.46%	99.76%	99.29%	99.60%	99.40%	99.51%	98.97%
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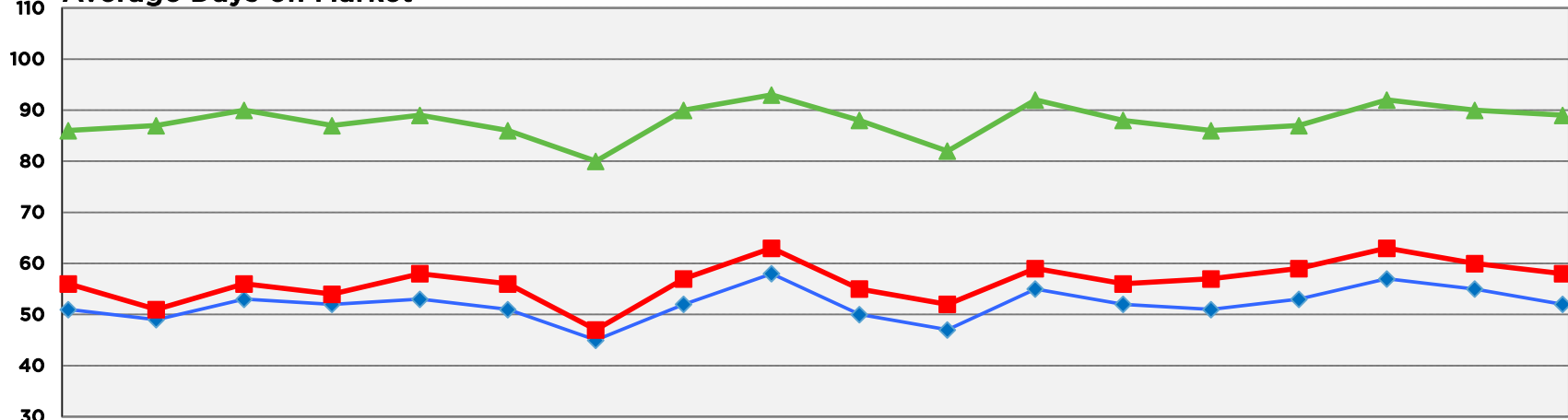


BO	0.00%	0.75%	0.45%	1.54%	0.49%	1.33%	1.26%	0.22%	0.23%	0.48%	0.18%	0.54%	0.24%	0.47%	0.40%	0.60%	0.25%	0.78%
SS	0.21%	0.19%	0.68%	0.00%	0.25%	0.38%	0.32%	0.22%	0.47%	0.00%	0.00%	0.00%	0.00%	0.24%	0.00%	0.00%	0.25%	0.26%

Monday Morning Quarterback
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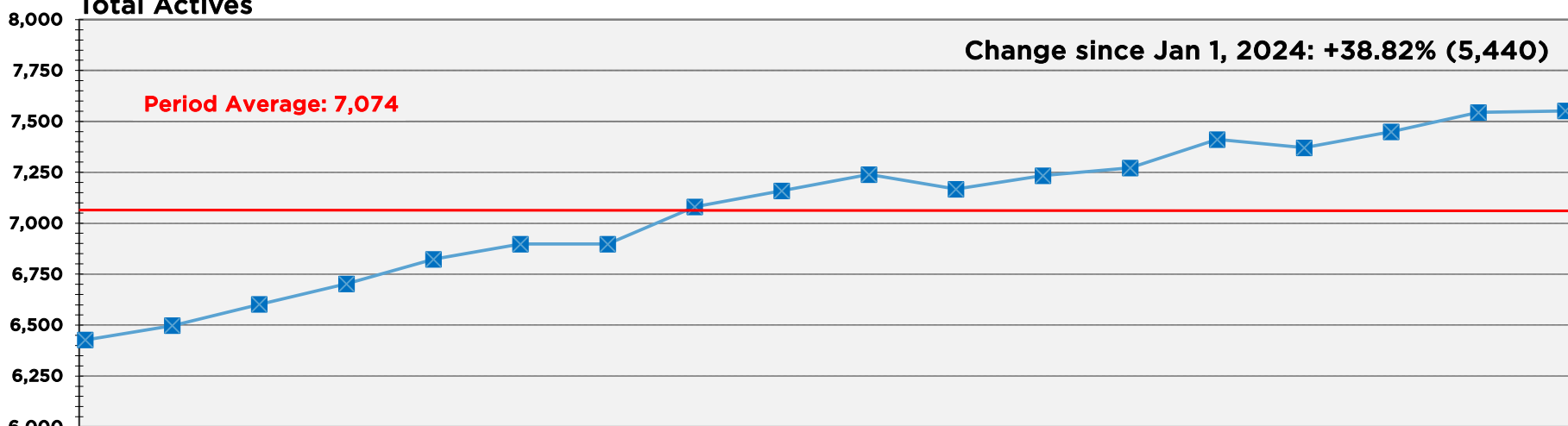
Single Family Homes

Average Days on Market



	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15
ListToContract	51	49	53	52	53	51	45	52	58	50	47	55	52	51	53	57	55	52
CombDaysOnMkt	56	51	56	54	58	56	47	57	63	55	52	59	56	57	59	63	60	58
ListToClose	86	87	90	87	89	86	80	90	93	88	82	92	88	86	87	92	90	89

Total Actives

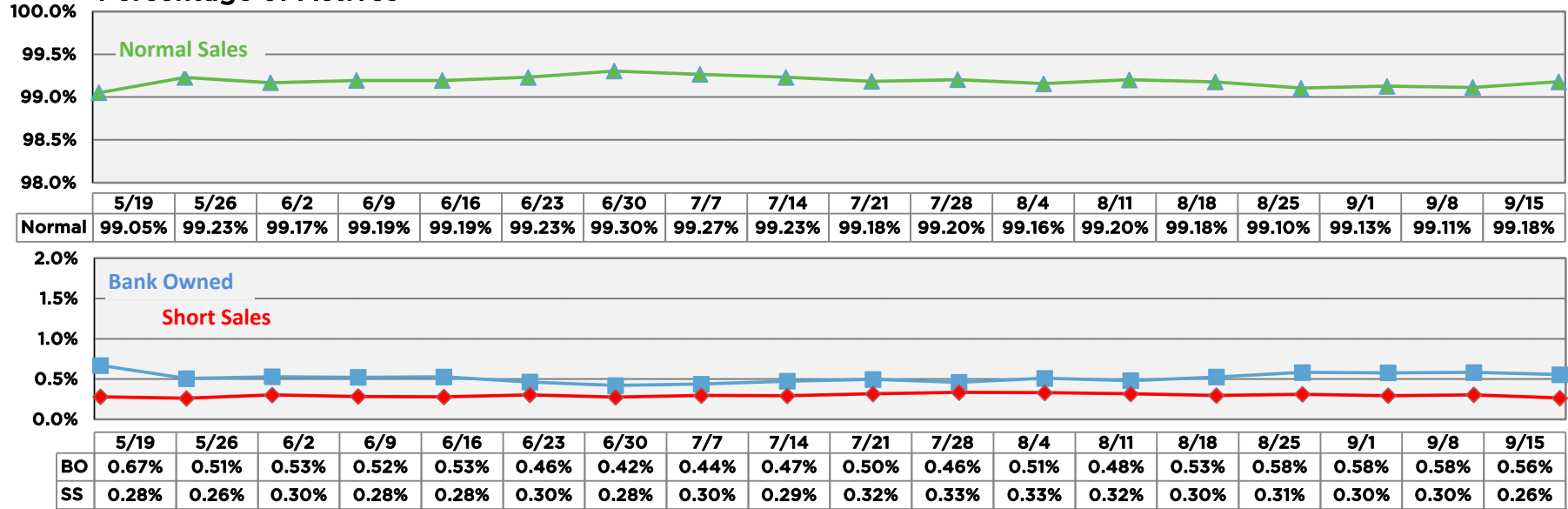


	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15
Total Actives	6,427	6,498	6,602	6,702	6,823	6,898	6,898	7,080	7,159	7,239	7,167	7,234	7,272	7,412	7,371	7,449	7,544	7,552

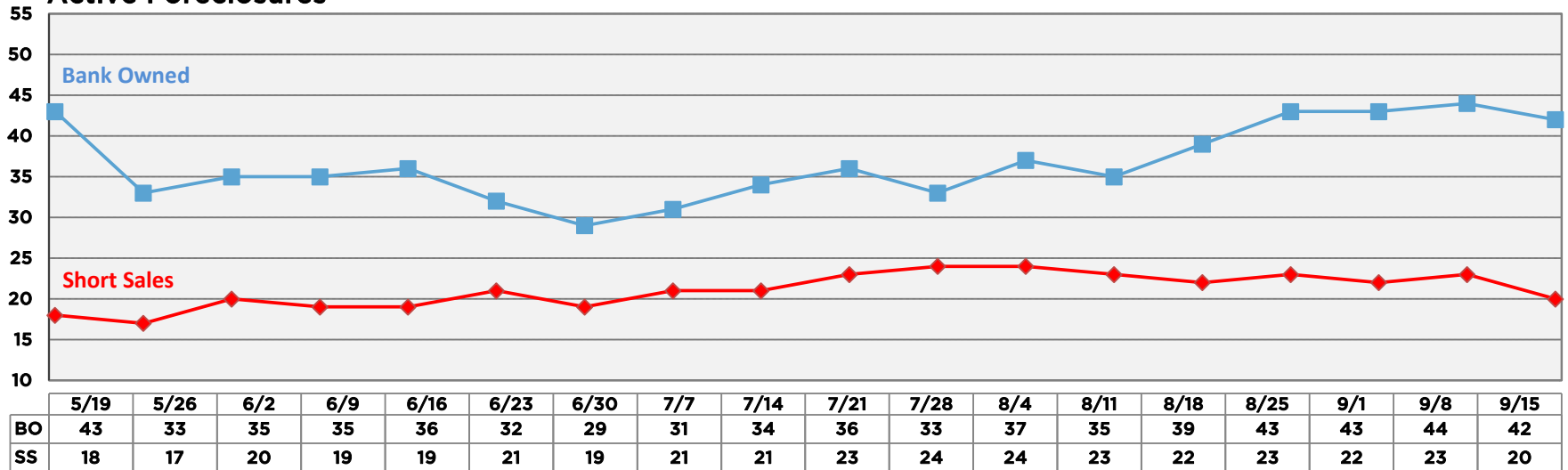
Monday Morning Quarterback
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Single Family Homes

Percentage of Actives



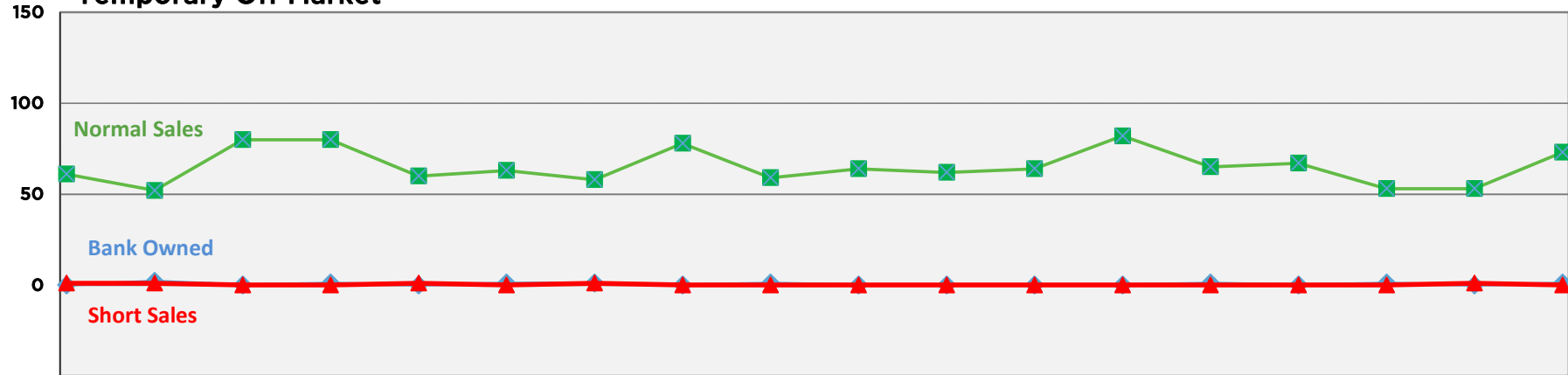
Active Foreclosures



Monday Morning Quarterback
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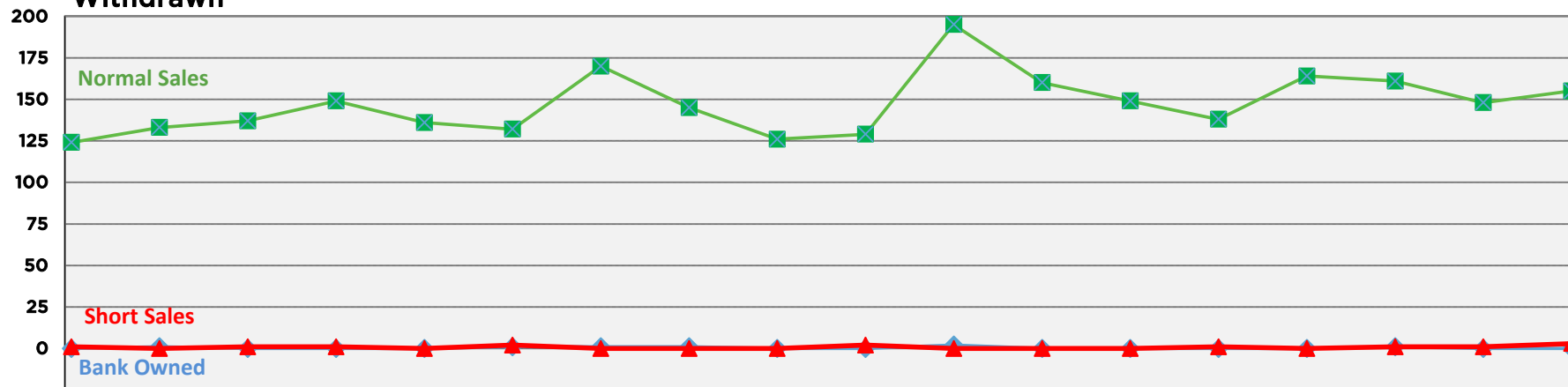
Single Family Homes

Temporary Off Market



	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15
Norm	61	52	80	80	60	63	58	78	59	64	62	64	82	65	67	53	53	73
BO	0	2	0	1	0	1	1	0	1	0	0	0	0	1	0	1	0	1
SS	1	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	1	0

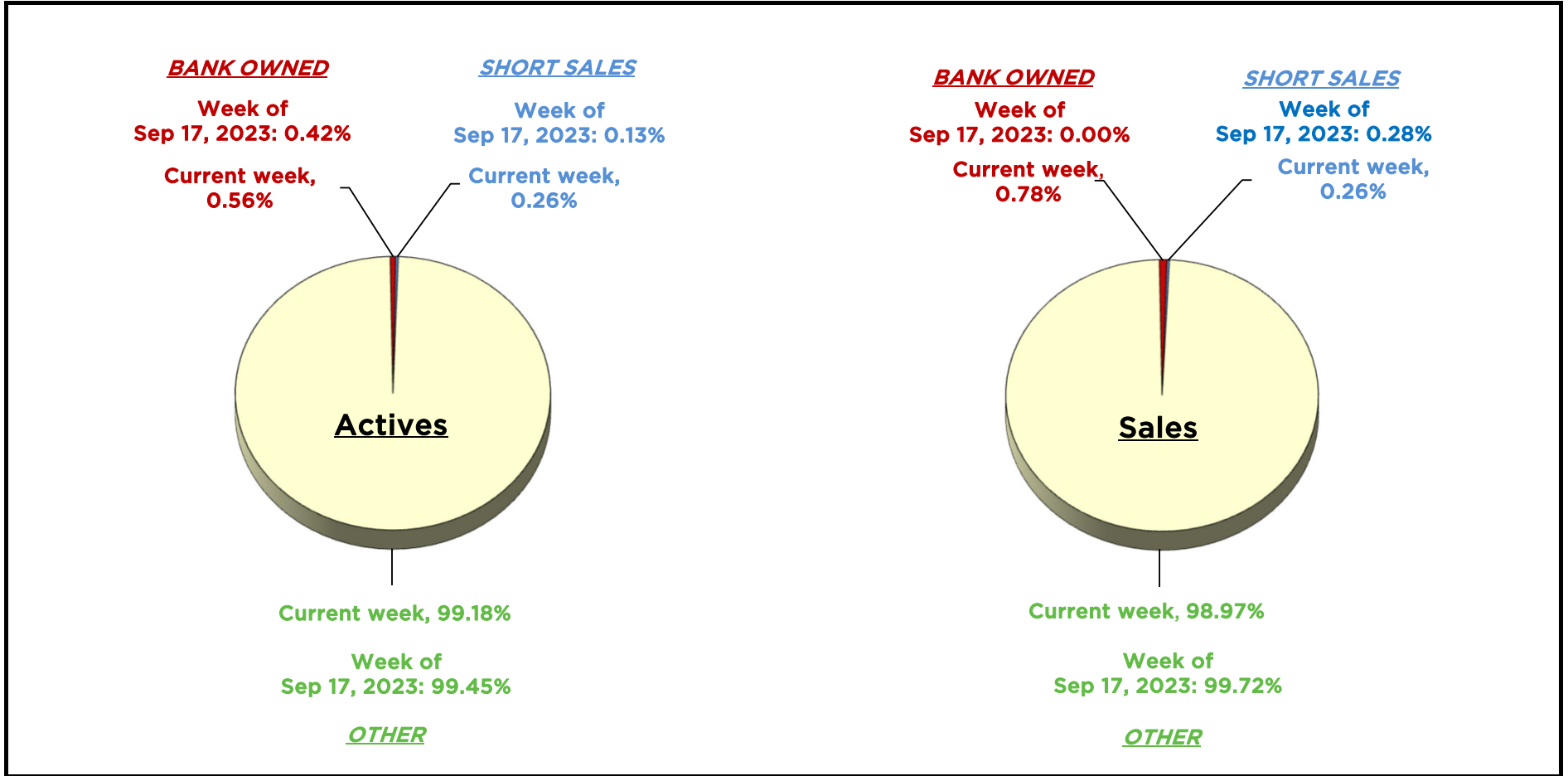
Withdrawn



	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15
Norm	124	133	137	149	136	132	170	145	126	129	195	160	149	138	164	161	148	155
BO	0	1	0	0	0	1	1	1	0	0	2	0	0	0	0	1	0	0
SS	1	0	1	1	0	2	0	0	0	2	0	0	0	1	0	1	1	3

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Lake, Orange, Osceola & Seminole Counties

Single Family Homes



Monday Morning Quarterback
09/15/2024 - 09/21/2024
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There are 75 Single Family Homes available for the Median Price of \$420,000 (± \$500)

<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Seminole County		7	\$419,956	3.3	2.0	1,749	\$240.13
Winter Springs / Tuskawilla	32708	1	\$419,800	3.0	2.0	1,422	\$295.22
Altamonte Springs / Forest City	32714	1	\$419,900	3.0	2.0	1,647	\$254.95
Lake Mary / Heathrow	32746	1	\$420,000	2.0	2.0	1,448	\$290.06
Sanford / Lake Forest	32771	2	\$419,995	4.0	2.0	1,952	\$215.22
Sanford (South)	32773	1	\$420,000	4.0	2.0	2,093	\$200.67
Longwood / Wekiva Springs	32779	1	\$420,000	3.0	2.0	1,729	\$242.91
Orange County		26	\$419,948	3.3	2.0	1,676	\$250.62
Apopka (North)	32712	2	\$420,000	3.0	2.0	1,522	\$275.95
Winter Park (West)	32789	1	\$420,000	4.0	2.0	1,477	\$284.36
Delaney / Crystal Lake	32806	2	\$419,900	3.5	1.5	1,376	\$305.16
Lockhart	32810	3	\$419,966	3.7	2.3	1,698	\$247.33
Union Park	32817	1	\$419,900	3.0	2.0	1,919	\$218.81
Hiawassee	32818	1	\$420,000	4.0	2.0	1,924	\$218.30
Williamsburg / Lake Bryan	32821	2	\$419,750	3.0	2.0	1,428	\$293.94
Ventura	32822	1	\$420,000	3.0	2.0	1,564	\$268.54
Taft	32824	1	\$419,990	5.0	2.0	1,870	\$224.59
Rio Pinar / Union Park	32825	4	\$419,938	3.3	2.0	1,615	\$260.06
Research Park	32826	1	\$419,900	4.0	2.0	1,863	\$225.39
Waterford Lakes	32828	1	\$420,000	3.0	2.0	1,314	\$319.63
Union Park / Chickasaw	32829	3	\$420,000	3.0	2.0	2,009	\$209.06
Hunters Creek	32837	2	\$420,000	3.0	2.0	1,951	\$215.33
Winter Garden / Oakland	34787	1	\$419,900	3.0	2.0	1,502	\$279.56
Osceola County		28	\$419,955	3.7	2.4	2,001	\$209.87
Davenport	33896	1	\$419,995	3.0	3.0	2,076	\$202.31
Kissimmee / Buena Ventura Lakes	34743	2	\$419,998	4.0	3.0	1,825	\$230.20
Kissimmee (East)	34744	5	\$419,980	3.2	2.4	1,770	\$237.30
Kissimmee (West) / Pleasant Hill	34746	5	\$419,860	3.8	2.2	1,999	\$210.06
Kissimmee / Celebration	34747	1	\$419,900	3.0	2.0	1,636	\$256.66
Kissimmee / Poinciana	34758	1	\$419,900	4.0	3.0	2,308	\$181.93
St Cloud / Narcoossee	34771	9	\$419,972	3.8	2.2	2,088	\$201.15
St Cloud / Canoe Creek	34772	3	\$420,000	4.0	2.0	2,183	\$192.37
St Cloud / Harmony	34773	1	\$420,000	4.0	3.0	2,175	\$193.10

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There are 75 Single Family Homes available for the Median Price of \$420,000 (± \$500)

<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Lake County		14	\$419,925	3.2	2.1	2,258	\$185.98
Lady Lake / The Villages	32159	1	\$419,900	3.0	3.0	2,410	\$174.23
Mount Dora	32757	1	\$419,900	3.0	2.0	2,562	\$163.90
Tavares / Mt Plymouth	32778	3	\$419,967	3.7	2.0	2,290	\$183.42
Clermont (Central)	34711	1	\$420,000	3.0	2.0	1,973	\$212.87
Clermont (South)	34714	1	\$419,950	4.0	2.0	1,412	\$297.42
Fruitland Park	34731	1	\$419,900	3.0	2.0	2,135	\$196.67
Leesburg (West)	34748	3	\$419,967	2.7	2.0	2,383	\$176.23
Mascotte	34753	1	\$420,000	4.0	2.0	2,924	\$143.64
Winter Garden	34787	1	\$420,000	3.0	2.0	1,664	\$252.40
Leesburg (East) / Haines Creek	34788	1	\$419,500	3.0	2.0	2,512	\$167.00

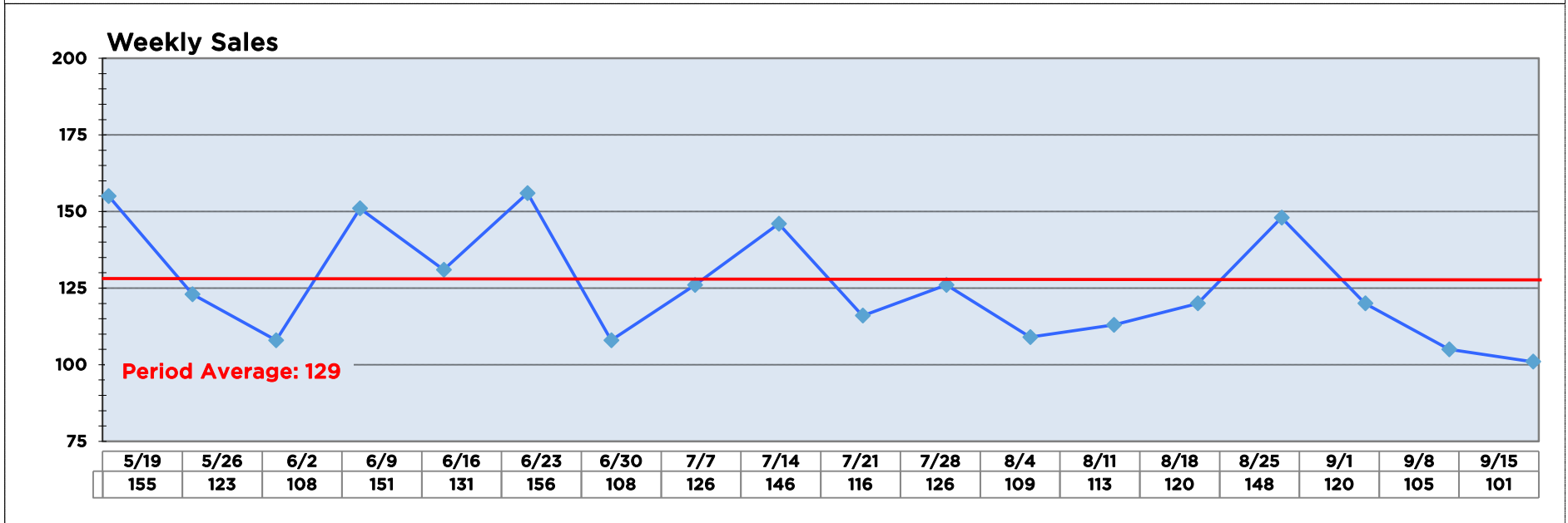
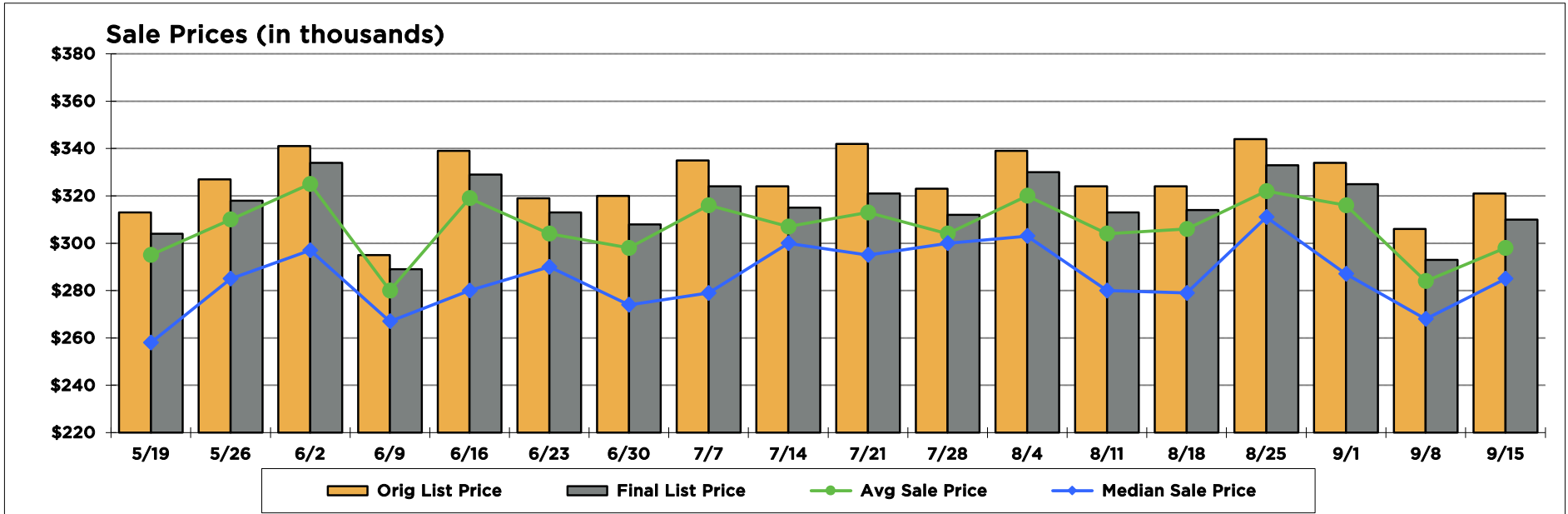
Monday Morning Quarterback
09/15/2024 - 09/21/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	101	33	23	29	9	7	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	100	32	23	29	9	7	0
Active Listings	3,763	1,381	559	995	477	329	22
Bank Owned	11	6	1	2	1	1	0
Short Sales	9	2	0	6	1	0	0
Other	3,743	1,373	558	987	475	328	22
Months of Inventory	8.60	9.66	5.61	7.92	12.23	10.85	0.00
<i>List Price</i>							
Average Original List Price	\$321,249	\$204,097	\$291,830	\$368,022	\$454,478	\$605,127	\$0
Average Final List Price	\$309,825	\$193,271	\$285,200	\$349,952	\$448,366	\$595,841	\$0
<i>Sale Price</i>							
Average Price	\$298,444	\$182,611	\$275,422	\$341,222	\$433,833	\$568,857	\$0
Median Price	\$285,000	\$192,500	\$275,000	\$333,500	\$429,000	\$570,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$11,424	-\$10,826	-\$6,630	-\$18,070	-\$6,112	-\$9,286	\$0
Original List to Sale Price - \$	-\$22,805	-\$21,486	-\$16,408	-\$26,800	-\$20,645	-\$36,270	\$0
Final List to Sale Price - \$	-\$11,381	-\$10,660	-\$9,778	-\$8,730	-\$14,533	-\$26,984	\$0
Original List to Sale Price - %	92.90%	89.47%	94.38%	92.72%	95.46%	94.01%	0.00%
Final List to Sale Price - %	96.33%	94.48%	96.57%	97.51%	96.76%	95.47%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	73	68	79	83	62	49	0
Combined Avg Days to Contract	75	68	79	91	63	49	0
Avg Days Listing to Closing	107	101	114	117	97	85	0
Avg Days Contract to Close	33	32	34	34	34	35	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	4	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	0	1	0	0
<i>Square Footage</i>							
Average Square Feet	1,339	991	1,255	1,508	1,736	2,047	0

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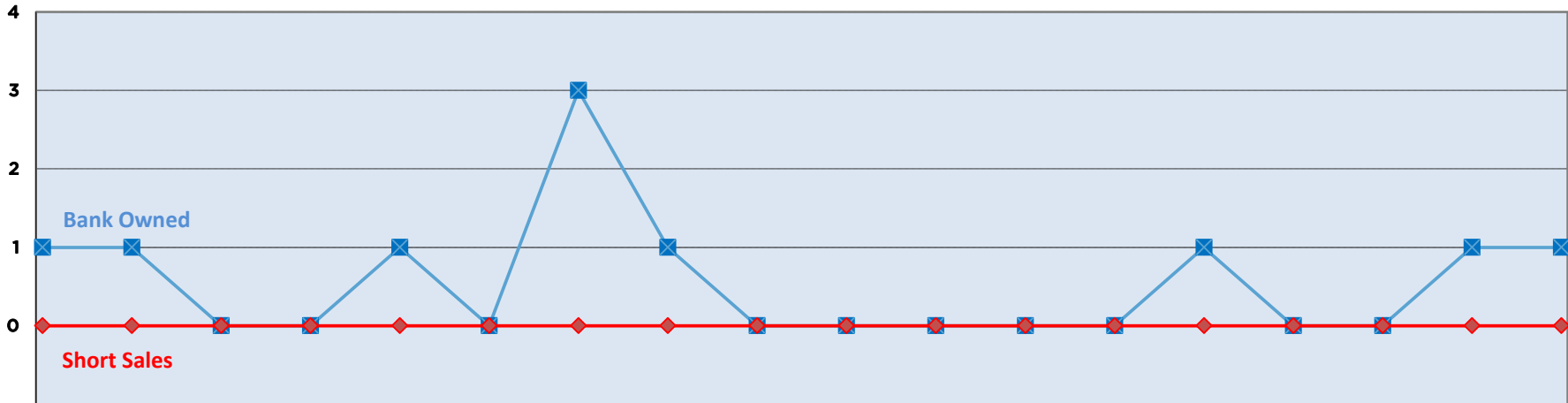
Condos, Townhomes, Villas



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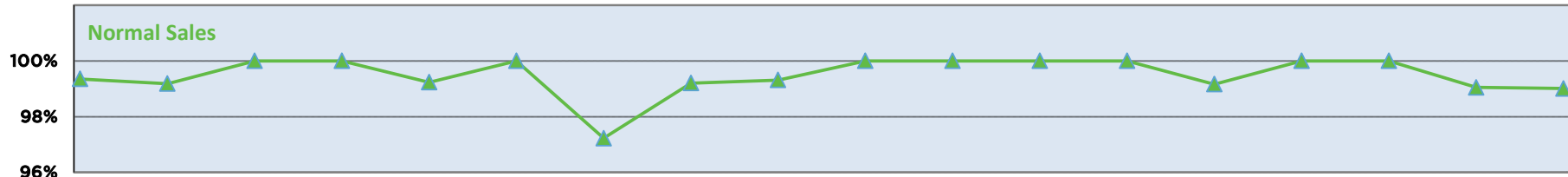
Condos, Townhomes, Villas

Foreclosure Sales

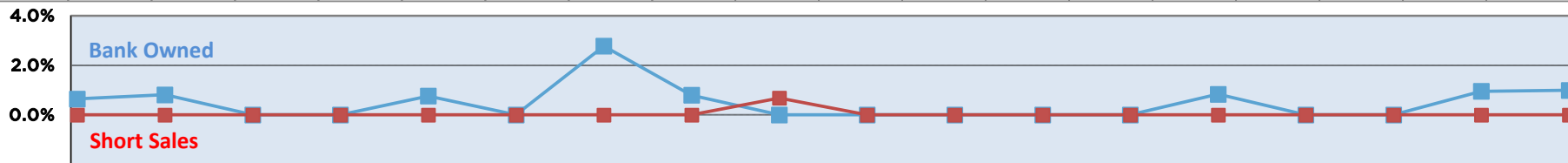


	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15
BO	1	1	0	0	1	0	3	1	0	0	0	0	0	1	0	0	1	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15
Normal	99.35%	99.19%	100.00%	100.00%	99.24%	100.00%	97.22%	99.21%	99.32%	100.00%	100.00%	100.00%	100.00%	99.17%	100.00%	100.00%	99.05%	99.01%

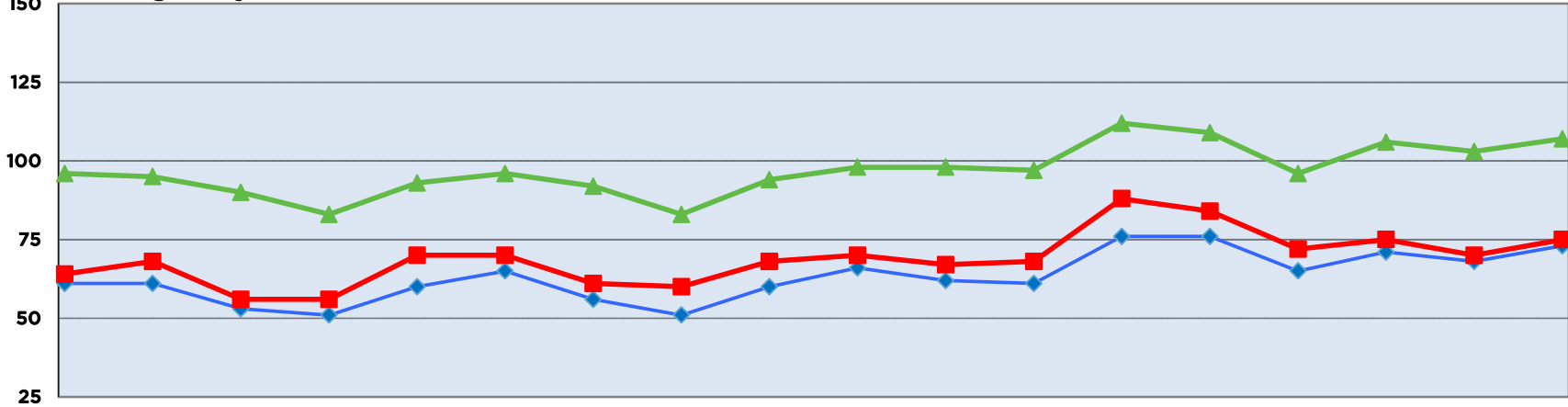


	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15
BO	0.65%	0.81%	0.00%	0.00%	0.76%	0.00%	2.78%	0.79%	0.00%	0.00%	0.00%	0.00%	0.00%	0.83%	0.00%	0.00%	0.95%	0.99%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.68%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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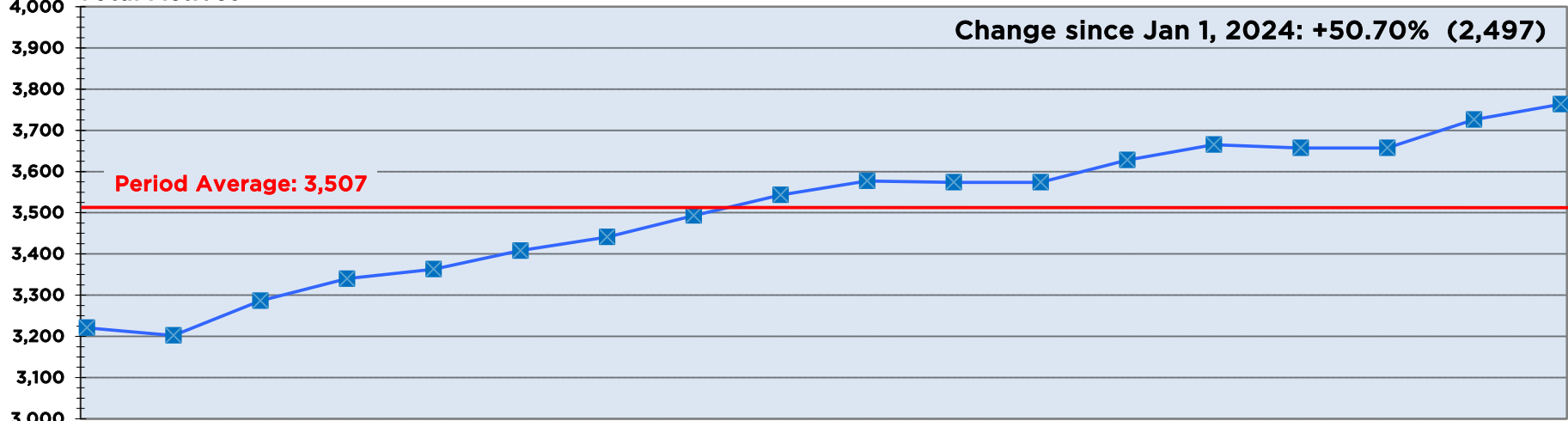
Condos, Townhomes, Villas

Average Days on Market



	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15
ListToContract	61	61	53	51	60	65	56	51	60	66	62	61	76	76	65	71	68	73
CombDaysOnMkt	64	68	56	56	70	70	61	60	68	70	67	68	88	84	72	75	70	75
ListToClose	96	95	90	83	93	96	92	83	94	98	98	97	112	109	96	106	103	107

Total Actives

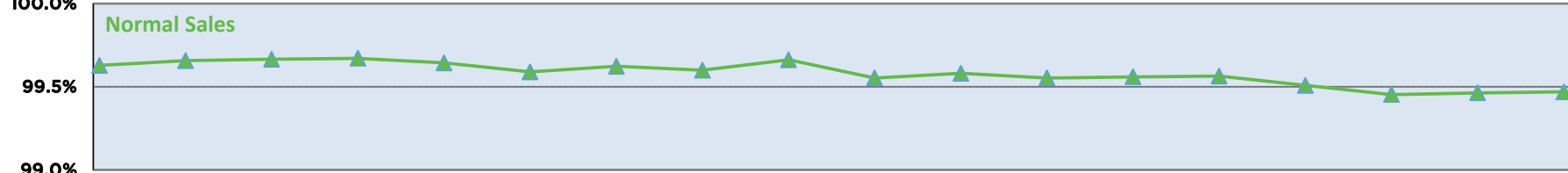


	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15
Total Actives	3,221	3,202	3,286	3,340	3,363	3,408	3,441	3,493	3,543	3,577	3,574	3,574	3,628	3,665	3,657	3,657	3,726	3,763

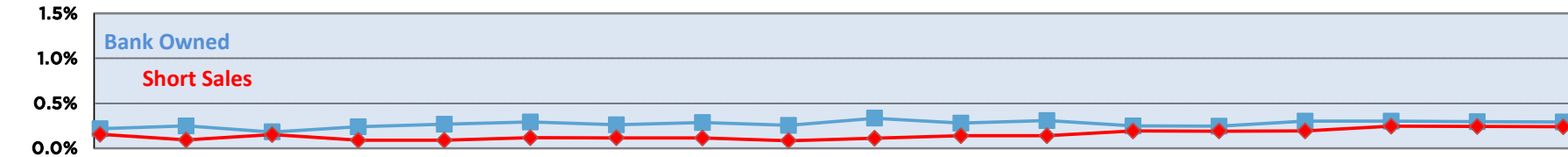
Monday Morning Quarterback
09/15/2024 - 09/21/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

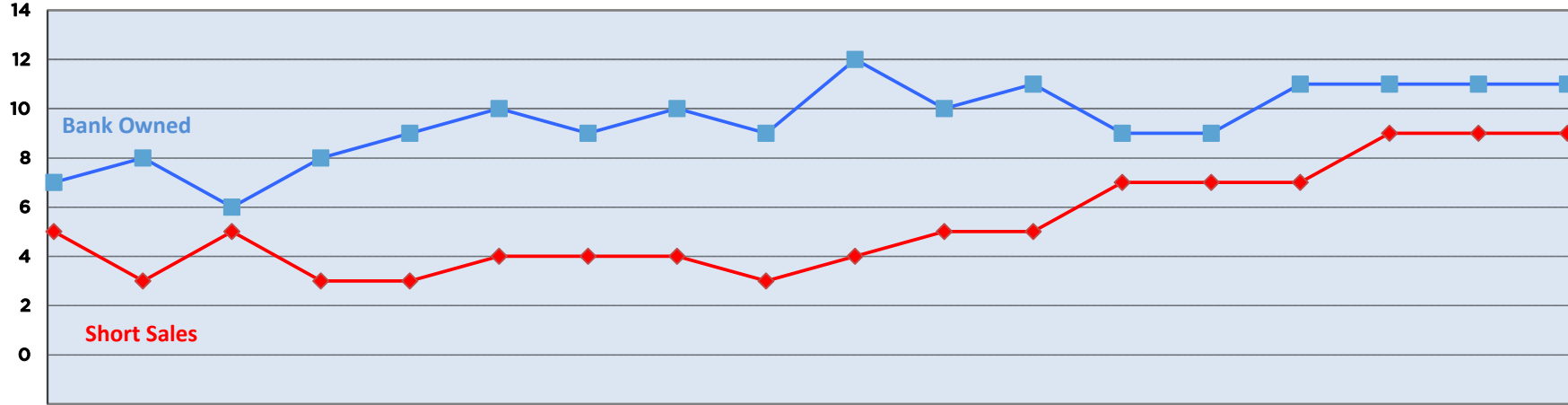


	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15
Normal	99.63%	99.66%	99.67%	99.67%	99.64%	99.59%	99.62%	99.60%	99.66%	99.55%	99.58%	99.55%	99.56%	99.56%	99.51%	99.45%	99.46%	99.47%



	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15
BO	0.22%	0.25%	0.18%	0.24%	0.27%	0.29%	0.26%	0.29%	0.25%	0.34%	0.28%	0.31%	0.25%	0.25%	0.30%	0.30%	0.30%	0.29%
SS	0.16%	0.09%	0.15%	0.09%	0.09%	0.12%	0.12%	0.11%	0.08%	0.11%	0.14%	0.14%	0.19%	0.19%	0.19%	0.25%	0.24%	0.24%

Active Foreclosures

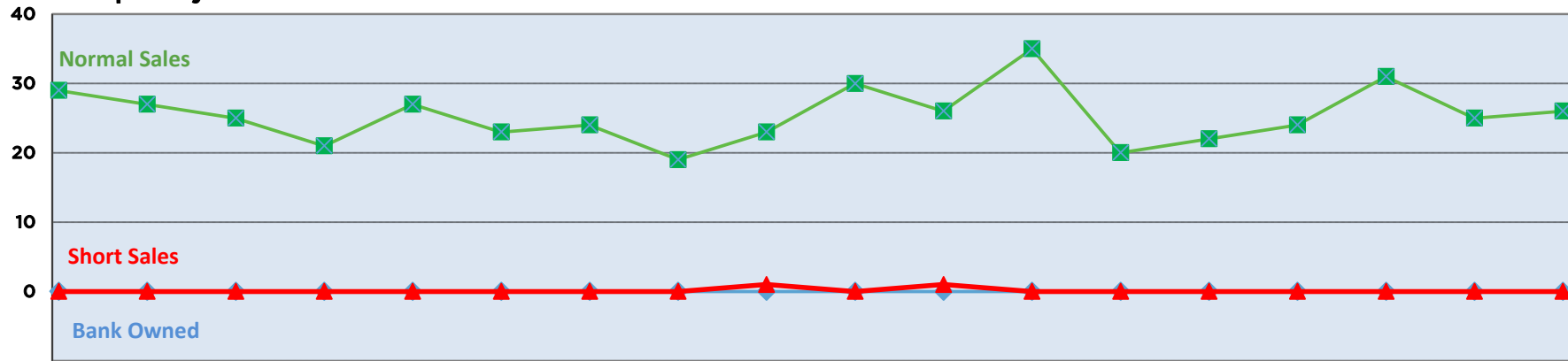


	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15
BO	7	8	6	8	9	10	9	10	9	12	10	11	9	9	11	11	11	11
SS	5	3	5	3	3	4	4	4	3	4	5	5	7	7	7	9	9	9

Monday Morning Quarterback
09/15/2024 - 09/21/2024
Lake, Orange, Osceola & Seminole Counties

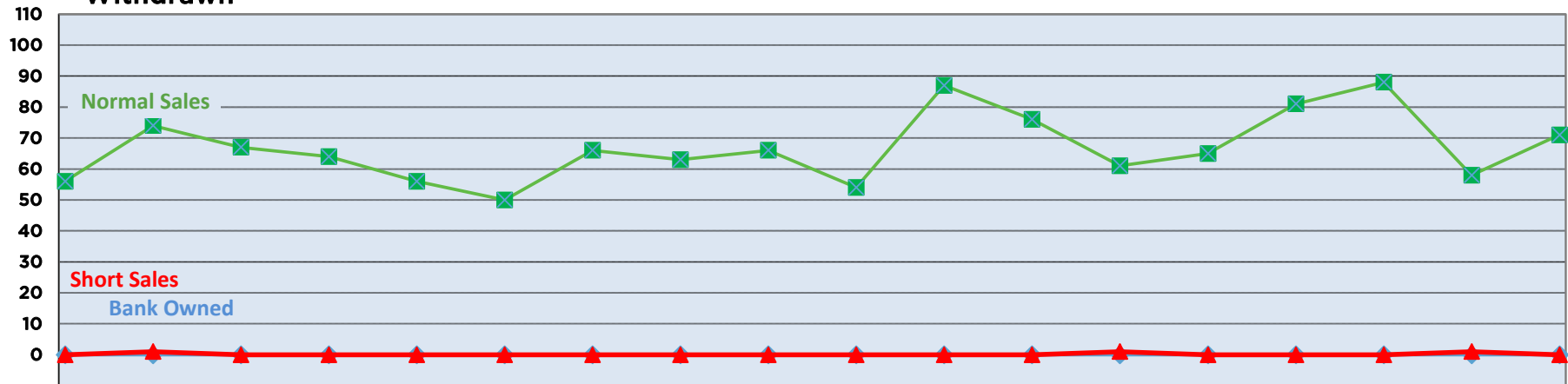
Condos, Townhomes, Villas

Temporary Off Market



	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15
Norm	29	27	25	21	27	23	24	19	23	30	26	35	20	22	24	31	25	26
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0

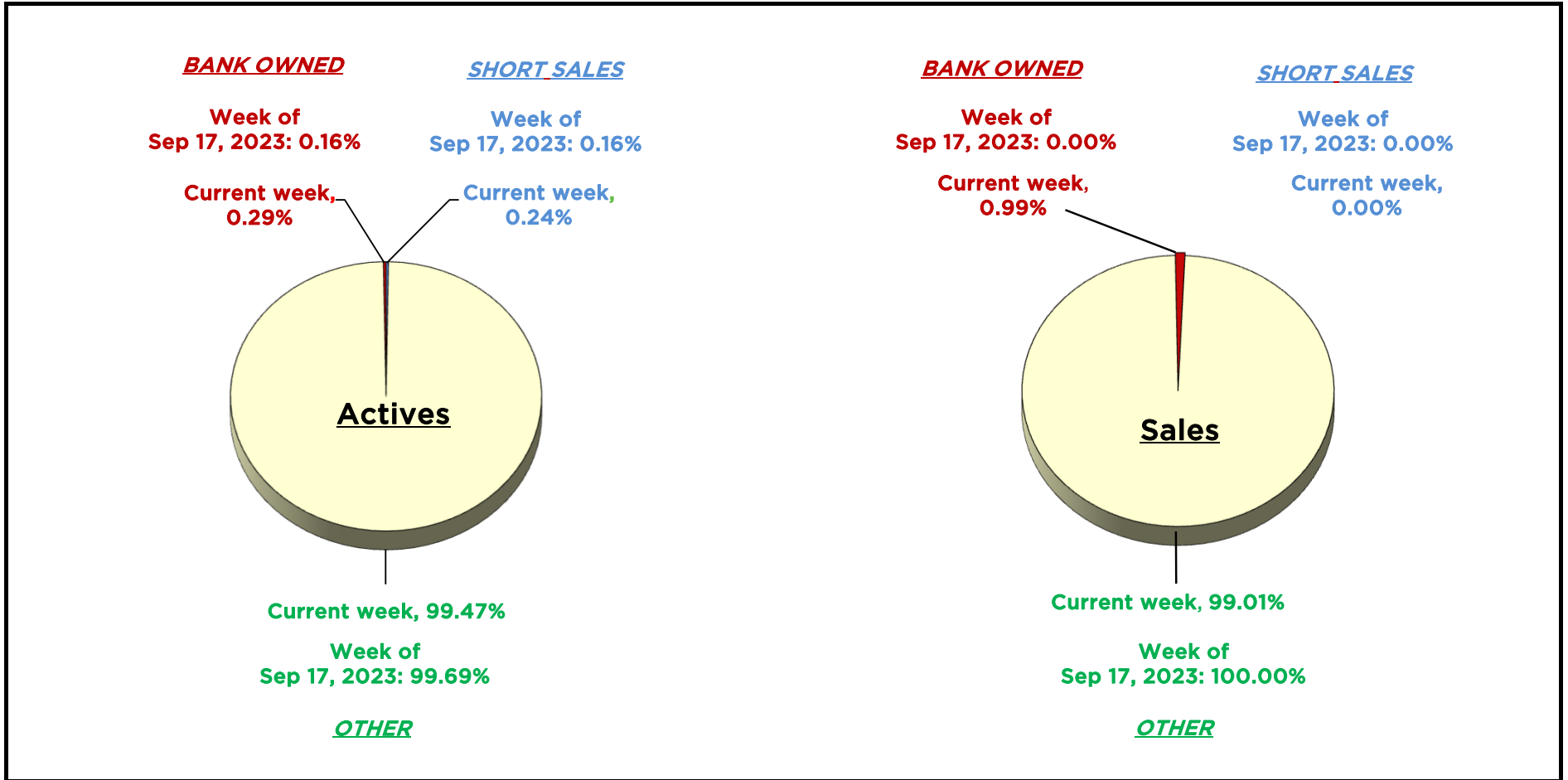
Withdrawn



	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15
Norm	56	74	67	64	56	50	66	63	66	54	87	76	61	65	81	88	58	71
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0

Monday Morning Quarterback
09/15/2024 - 09/21/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
09/15/2024 - 09/21/2024
Lake, Orange, Osceola & Seminole Counties

There are 40 Condos, Villas, or Townhomes available for the Median Price of \$285,000 (± \$500)

<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Seminole County		5	\$285,000	2.8	2.0	1,502	\$189.75
Altamonte Springs (East)	32701	2	\$285,000	3.0	2.0	1,597	\$178.52
Altamonte Springs / Forest City	32714	1	\$285,000	2.0	2.0	1,316	\$216.57
Sanford (South)	32773	1	\$285,000	3.0	2.0	1,420	\$200.70
Longwood / Wekiva Springs	32779	1	\$285,000	3.0	2.0	1,581	\$180.27
Orange County		15	\$284,972	2.2	1.9	1,223	\$233.05
Winter Park (East) / Aloma	32792	2	\$284,950	2.0	2.0	1,298	\$219.53
Orlando (Downtown)	32801	2	\$285,000	1.5	1.5	1,089	\$261.83
Belle Isle / Pine Castle	32809	1	\$285,000	3.0	2.0	1,341	\$212.53
Williamsburg / Lake Bryan	32821	2	\$284,995	2.5	2.0	1,134	\$251.43
Ventura	32822	2	\$284,950	2.0	2.0	1,200	\$237.46
Waterford Lakes	32828	1	\$285,000	3.0	2.0	1,244	\$229.10
Metro West / Orlo Vista	32835	1	\$284,990	3.0	2.0	1,247	\$228.54
Hunters Creek	32837	1	\$284,900	2.0	2.0	1,219	\$233.72
Winter Garden / Oakland	34787	3	\$284,967	2.0	2.0	1,284	\$221.99
Osceola County		13	\$284,945	2.3	1.9	1,255	\$226.98
Davenport	33896	3	\$284,933	2.0	2.0	1,399	\$203.67
Kissimmee / Buena Ventura Lakes	34743	2	\$284,750	2.5	2.0	1,191	\$239.08
Kissimmee (West) / Pleasant Hill	34746	1	\$285,000	3.0	2.0	1,468	\$194.14
Kissimmee / Celebration	34747	6	\$284,998	2.2	1.8	1,101	\$258.89
St Cloud / Harmony	34773	1	\$285,000	3.0	2.0	1,668	\$170.86
Lake County		7	\$284,986	2.0	2.0	1,430	\$199.25
Mount Dora	32757	1	\$285,000	2.0	2.0	1,540	\$185.06
Tavares / Mt Plymouth	32778	1	\$285,000	2.0	2.0	1,616	\$176.36
Clermont (Central)	34711	1	\$285,000	2.0	2.0	900	\$316.67
Leesburg (West)	34748	4	\$284,975	2.0	2.0	1,489	\$191.39